



## MEMORANDUM

**To:** Planning and Zoning Commissioners, Village of Big Rock, Illinois  
**From:** Trevor Dick AICP LEED AP, Senior Planner, Chicago Metropolitan Agency for Planning (CMAP)  
**Date:** March 11, 2014  
**Re:** Summary of Public Open House held March 10, 2014 at the Fire Station

On March 10, 2014, an Open House meeting was held to garner feedback from the general public in Big Rock on the draft of the Village's comprehensive plan. This meeting was open to all residents, business owners, Park District representatives, and other community leaders in Big Rock, and was held in the community meeting room at the Big Rock Fire Station. The open house was held during the hours of 6pm to 8pm. Rather than having a formal presentation for attendees, this Open House was designed for members of the public to drop in whenever they were able to during the meeting's hours. Attendees were asked to review large maps, renderings, and images from the draft comprehensive plan, and then leave their written and verbal comments with the CMAP, Kane County and Plan Commission members who were present.

Over 40 people attended the Open House, representing elected officials, plan commissioners, community institutions like the Big Rock Park District, and residents from across the Village. The following is a summary of the comments that were a) written, and b) discussed at this Open House meeting. In addition, two residents provided written comments that are included in this summary as well as their original submittals that are attached to this memorandum.

### Future Land Use

In general, attendees liked the focus of promoting new commercial development along US Route 30 and support the character and charm of the existing "Town Center" by encouraging mixed-use development within this area. Attendees at the meeting liked the future industrial land use recommended along the rail line east of the Town Center if a new 2<sup>nd</sup> Street extension is constructed (only way to provided access). An attendee wrote that they "were disappointed that 40 years as auto shop eliminated". And another attendee wrote that the right-of-way on the north side of Oak Street may have been vacated. An attendee questioned showing the area east of Community Park as future open space when in his opinion the zoning code classifies parks as residential. If this is the case then he asks that no green space be shown on the documents.

### Parks and Open Space

Attendees generally were in favor of adding green space throughout the Village, saying that it is important for more residents to have access to parks. Residents discussed the use of the County's new Green Infrastructure Plan and how it could help guide new growth in appropriate areas while protecting important environmental features such as the creeks, floodplains, and wooded areas within Big Rock. Attendees stated that they like Big Rock Park and in the future if there is demand (especially if new residential is developed east of the park) that new park acreage be added to the park.

### Community Identity

One attendee wrote that a new "green highway sign" should be installed on the east side of town on Route 30 to identify Big Rock.

### Transportation

At the meeting two display boards were shown from the Applied Technologies project that was completed last fall: the *Trails Plan*, and the *Road Conditions Map*. In general attendees would like to have many of the existing roads in the community maintained first before constructing new roads (which is a recommendation in the plan). An attendee wrote that that the Village should fix the roads in Berman Estates “we have holes large enough to put a small car in.”

Many attendees were interested to learn where walking and biking could be located. People were supportive of creating new off-street bike trails through the community especially providing connections between the Town Center and the Big Rock Forest Preserve. Some attendees expressed concerns about children walking in the streets and would like to see the “gaps” in the sidewalks filled in. An attendee wrote that there should be a safe way for pedestrians/bicyclists to walk to the library and suggested that the existing street pavement been widened by 4’ on one side to create a paved shoulder path.

An attendee wrote that the District has no other plans for any other paths, other than their own. It has however considered the possible overpass and would desire a path extension along the extended road going out to Dauberman and connecting with the borrow pits. The attendee also stated that he would not support the design of the Second Street extension – as currently drawn – and that he can offer better suggestions that make sense. Also the attendee suggested that the Council of Mayors and there resources be involved in creating connectivity plans in and through incorporated areas and old Big Rock.

The only new roads recommended in the draft plan are an extension of Dauberman Road and 2<sup>nd</sup> Street. One attendee asked how you would access Route 30 from Dauberman Road. An attendee wrote that the plan should illustrate the borrow-pits on the Dauberman overpass and also referenced a newspaper article discussing the status of the Prairie Parkway (2012).

Also, an attendee wrote that a bypass bridge over the tracks extending Dauberman Road to Granart would likely mean a stoplight at the intersection with US Route 30. The attendee continued to write that developing Second Street would create land for industrial use allowing access to the highway from Second Street/Dauberman extension.

And finally, an attendee wrote that the Village should also consider a roundabout.

### Conclusion

The purpose of this memo serves only as a summary of comments received at the Public Open House held on March 10, 2014. All proposed comments will be reviewed for consideration and revisions to the draft Comprehensive Plan at the next Planning and Zoning Commission meeting.